



Town of Davie

Comprehensive Plan

Part II: Data, Inventory and Analysis

TOWN OF DAVIE COMPREHENSIVE PLAN

Data, Inventory, and Analysis

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INTRODUCTION

This document contains the revised Data, Inventory, and Analysis of the Town of Davie's Comprehensive Plan based on the recommendations of the 2005 Evaluation and Appraisal Report (EAR) adopted by the Town in April 2006. All elements of the Comprehensive Plan have been modified in this update, and a new Economic and Public School Facilities Element have been added. This revised Comprehensive Plan is designed to ensure that all planning and growth management requirements of the State of Florida have been met, and to serve as a guide to creating and maintaining the community envisioned by the Town of Davie's residents, businesses and community leaders.

The specific authority and requirement for municipalities to do comprehensive planning in Florida derives from Chapter 163, Florida Statutes. In 1985, the State Legislature amended Chapter 163 through the adoption of the Local Government Comprehensive Planning and Land Development Regulation Act. This Act substantially increases the requirements for local land use plans, associated infrastructure and other plan elements as well as mandates that local governments adopt land development regulations (or code) to implement the policies of the local comprehensive plan. The Comprehensive Planning and Land Development Regulation Act is implemented primarily via Rules 9J-5 and 9J-11 of the Florida Administrative Code, as amended. This Comprehensive Plan has been prepared to be fully consistent with Chapter 163, F.S., and Rule 9J-5, as required by State law.

Every 5-7 years municipalities are required to evaluate their comprehensive plan through a process termed the Evaluation and Appraisal (EAR) report. The report is required to include an identification of major issues confronting the jurisdiction, and evaluate how well previous goals, objectives and policies have been addressed. In addition, the EAR is required to review whether any state statute amendments need to be addressed in the comprehensive plan, and to make a community wide assessment of the provision of public services since the last evaluation. The EAR is to make recommendations for amendments to the comprehensive plan which are required to be adopted within 18 months of a determination of sufficiency of the EAR report.

The Comprehensive Plan is divided into two (2) components:

- ***Part I: Goals, Objectives and Policies (GOPs)***
- ***Part II: Data, Inventory, & Analysis (DIA) Reports***

This is the "Comprehensive Plan: Part II – DIAs" document, which provides supporting data and conclusions as the foundation for the goals, objectives, and policies. The "Comprehensive Plan: Part I – GOPs" document, a separately bound document must be formally adopted by ordinance by the Town Council. The DIA section of the Comprehensive Plan is not formally adopted by the Town Council. The Comprehensive Plan for the Town of Davie has been prepared in accordance with State requirements to encourage significant opportunities for public involvement throughout the process. These opportunities included two public workshops with public attendance and four Citizen Workshops (October 22, 24, 30, and November 1, 2007) held to develop consensus for the long range vision of the community. The topics for the four Citizen Workshops were: parks and recreation, improvements to the local road network, mobile homes and affordable/workforce housing, the proposed intensity increases for the Regional Activity Center, economic development and the capital improvement program. The conclusions and recommendations from these workshops are incorporated throughout the Comprehensive Plan. Together, the Plan and implementing tools will ensure that the development patterns for future land uses within Davie match the community vision and quality-of-life expectations of its residents.

STATEMENT OF LEGISLATIVE INTENT

This Statement expresses the legislative intent of the Town Council of the Town of Davie with regard to the Comprehensive Plan. It is applicable to the Town of Davie Comprehensive Plan in its entirety and is declared to be incorporated by reference in each element thereof.

1. Nothing in this Comprehensive Plan shall be construed or applied to constitute a temporary or permanent taking of private property or the abrogation of vested rights as determined to exist under applicable law.
2. Nothing in this Comprehensive Plan shall be construed or implied to constitute an abrogation or removal of any private, regulatory, or governmental covenant or special condition in affect on any private or public property located within the Town of Davie.
3. This Comprehensive Plan is intended to set general guidelines and principles concerning its purposes and contents. The Plan is not a substitute for specific implementation mechanisms that are contained in the Town of Davie's Land Development Code (LDC).
4. The Town Council recognizes that any application for development approval may bring into conflict and necessitate a choice between different goals, objectives, policies, priorities, and provisions of the Plan. While it is the intent of the Town Council that the Future Land Use Element be afforded a high priority, other elements must be taken into consideration given the Town Council's responsibility to provide for the multitude of needs of the Town's growing and diverse community. Recognizing that the Town Council and Town agencies will be required to balance competing goals, objectives, and policies of this Plan, the primary intention of the Plan is to protect the public health, safety and welfare.
5. The terms "shall" and "will" are construed as mandatory in this Plan, subject, however, to this Statement of Legislative Intent. The term "should" is construed as directory and not mandatory. Wherever implementation responsibility is not explicitly stated within a particular objective or policy in this Plan, that responsibility lies with the Town of Davie to the extent that the objective or policy specifies implementation.